

ZB# 95-65

Sung Hwan Kim

45-1-40.23

#95-65-Kim, Sung Hwan
Sign - 45-1-40.23

Prelim.

Jan 8, 1996.
Cancelled; snowstorm

Applicant has

Applying for
Letter out: 1/23/96.
Notice to sign 1/24
Jan. 22, 1996.

Photos (here) ✓

App. " " ✓

Fees " " ✓

Lease - Presented at P.H.

floor plan, by P.H.

Motion to Setback P.H.

Public Hearing

February 5, 1996.

Area Variance

for sign

Refund \$ 389.50

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

15226

January 19 19 96

Received of

Sugar Peas, Inc.

\$ 150.00

One Hundred Fifty and 00/100

DOLLARS

For

Zoning Board, Application Fee for Variance # 95-65

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>OB# 1046</u>		<u>\$150.00</u>

By

Dorothy H. Hanson

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

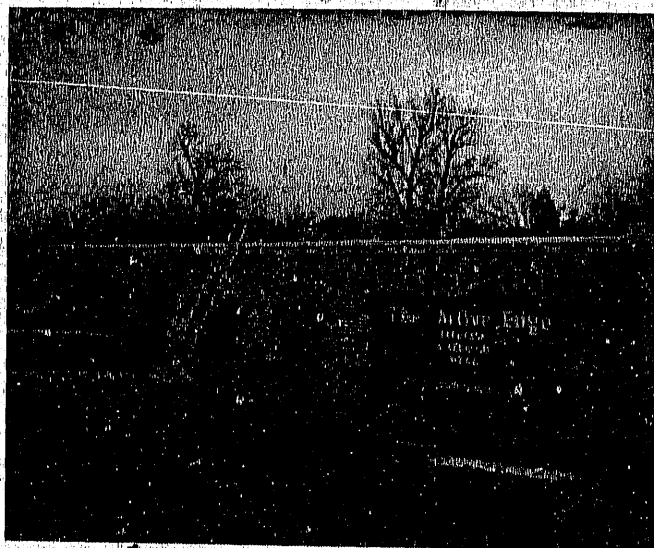


Store Front

FUND	CODE	AMOUNT
DEPT 1046		\$150.00

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By Robert W. [Signature]
 Title Town Clerk



Store Front



Store Right Side

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Wm Horowitz (owner)
Sung Hwan Kim

FILE # 9565

RESIDENTIAL: \$ 50.00
 INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA ☒

USE ☐

APPLICATION FOR VARIANCE FEE \$ 150.00

* * * * *

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 500.00

DISBURSEMENTS -

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING - PER PAGE 1/22/96 - 6 pages . . . \$ 27.00
 2ND PRELIM. MEETING - PER PAGE 2/5/96 - 3 pages . . . \$ 13.50
 3RD PRELIM. MEETING - PER PAGE . . . \$
 PUBLIC HEARING - PER PAGE . . . \$
 PUBLIC HEARING (CONT'D) PER PAGE . . . \$
 TOTAL \$ 40.50

ATTORNEY'S FEES: \$35.00 PER MEETING

PRELIM. MEETING: 1/22/96 \$ 35.00
 2ND PRELIM. 2/5/96 \$ 35.00
 3RD PRELIM. \$
 PUBLIC HEARING \$
 PUBLIC HEARING \$
 TOTAL \$ 70.00

MISC. CHARGES:

_____ \$
 TOTAL \$ 110.50

LESS ESCROW DEPOSIT . . . \$ 500.00
 (ADDL. CHARGES DUE) . . . \$
 REFUND DUE TO APPLICANT . \$ 389.50

(ZBA DISK#7-012192.FEE)

paid ck #1046

pd ck #1047
1/19/96

SUGAR PEAS, INC.
356 WINDSOR HWY.
NEW WINDSOR, NY 12553

1047

1/19 1996 50-235 623
219

PAY TO THE ORDER OF TOWN OF NEW WINDSOR

\$500.00

Five Hundred & 00/100

DOLLARS

THE BANK OF NEW YORK

353 WINDSOR HIGHWAY, NEW WINDSOR, N.Y. 12553

MEMO escrow for variance ZBA-9565

M. Bruckin

MP

⑈001047⑈ ⑆021902352⑆ ⑈6800690860⑈

BNY STYLE 20

NEW YORK'S FIRST BANK FOUNDED 1784

SUGAR PEAS, INC.
356 WINDSOR HWY.
NEW WINDSOR, NY 12553

1046

1/19 1996 50-235 623
219

PAY TO THE ORDER OF TOWN OF NEW WINDSOR

\$150.00

One Hundred Fifty & 00/100

DOLLARS

THE BANK OF NEW YORK

353 WINDSOR HIGHWAY, NEW WINDSOR, N.Y. 12553

MEMO Application for variance ZBA #95-65

M. Bruckin

MP

⑈001046⑈ ⑆021902352⑆ ⑈6800690860⑈

BNY STYLE 20

NEW YORK'S FIRST BANK FOUNDED 1784

Date March 4 1976

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Sung Hwan Kim DR.
385 Elliott Place
Paramus, N.J. 07652

Charge: ZBA

[illegible]

Date 2/26/98, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Frances R. 147 Syracuse Dr. DR.
New Windsor NY 12553

DATE	CLAIMED	ALLOWED
2/5/98	7500	
Zoning Board Meeting		
Misc - 2		
VGR - 5		
Schumacher - 5		
mans - 6		
Wal-Mart - 6		
Abbott - 3		
Petrometal - 19		
Kim - 3 \$13.00		
Price Chopper - 4		
<u>53 pgs</u>	235 50	
	313 50	

KIM, SUNG HWAN

MR. NUGENT: Request for 3.5 ft. x 33 ft. sign area variance for facade sign at 323 Windsor Highway (Sugar Peas) in a C zone.

Mr. B. J. Sah and Mr. Sung Hwan Kim appeared before the board for this proposal.

MR. NUGENT: Let the record show that there is no one in the audience interested.

MS. BARNHART: There were quite a number of letters that went out on this.

MR. NUGENT: Nobody cares. You're on.

MR. SAH: Thank you, sir. We're looking forward to serving you.

MS. BARNHART: Basically, you just have to tell us what you told us the last time. Just reiterate what you said before.

MR. TORLEY: So you wish to--

MR. KANE: What is it you wish to do? I wasn't here last time. Explain to me what you want to do.

MR. NUGENT: Here's the pictures.

MR. SAH: Can I explain that to you?

MR. KANE: Yes, thank you.

MR. SAH: We need a sign but we'd like to put some more effective. Bigger sign which means bigger than you're allowed sizes, that is size 4 X 43 foot, which is a variance 17.5 by 3 three foot, that is. There are three reasons why we need that. First thing is that the sign protects the two windows on the front wall and the other one is as you know, the building is located downhill and the top of the roof can be exposed to the pedestrian so if we put that bigger sign is camouflage and protect and give better more beautiful appearance

to the shopper.

MR. KANE: The sign is going to be on an awning, going over the front?

MR. SAH: Yes, yes and also bigger size is more appearing to the shopper to recognize the location.

MR. KANE: The awning will provide a degree of cover from the outside for any customers coming in, is it going to be covering the front of the store?

MR. SAH: Yes, covering and 22.5 foot covering.

MR. KANE: So, it is going to provide a degree of protection from the elements?

MR. SAH: Yes.

MR. KANE: Does the sign reflect similar signs on stores in the area in size as far as lettering and that?

MR. SAH: Yes.

MR. KRIEGER: And the neighborhood is a mixed commercial residential area right around that, it's largely commercial, is that correct?

MR. SAH: Yes.

MR. BABCOCK: Since the lettering--

MR. NUGENT: He's not having any other sign, not a freestanding sign, the awning is going to be the sign.

MR. SAH: Yes, that is right.

MR. NUGENT: Which I think is a nice idea.

MR. BABCOCK: Since the lettering is on the awning we're considering the entire awning the size of the sign.

MR. KANE: I follow. Do we have enough?

February 5, 1996

48

MR. KRIEGER: Yes, I think so.

MR. KANE: Mr. Chairman, would you consider a motion?

MR. NUGENT: Yes.

MR. KANE: I move that we grant the applicant his requested variances for 323 Windsor Highway.

MR. REIS: Second it.

ROLL CALL

MR. REIS	AYE
MR. KANE	AYE
MR. LANGANKE	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

MR. SAH: Thank you very much.

In the Matter of the Application of

SUNG HWAN KIM

#95-65.

MEMORANDUM OF
DECISION GRANTING
AREA VARIANCE
FOR SIGN.

WHEREAS, SUNG HWAN KIM, 385 Elliott Place, Paramus, New Jersey, 07652, having made application before the Zoning Board of Appeals for 3.5 ft. x 33 ft. sign area variance for a facade sign at 323 Windsor Highway for a business to be known as "Sugar Peas" in a C zone; and

WHEREAS, a public hearing was held on the 5th day of February, 1996, before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared by B.J. Sah and Sung Hwan Kim; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in opposition to this application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance to its previously made decisions in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The subject property is a commercial property located in a commercial zone.

(b) The property is located in a neighborhood which is largely commercial with some nearby residential use.

(c) The property is located on a busy state highway.

(d) The building on the property, is, unique in that it is sunken into the ground and the floor of that building is actually below the surface of the roadway. The building is improved by a

single-story commercial building.

(e) Signage in excess of that allowed under the New Windsor Zoning Code is requested by the Applicant in order to draw attention to this otherwise partially visible building.

(f) The Applicant proposes to construct an awning on the building containing the signage.

(g) The awning will also provide a degree of protection from the elements for the customers.

(h) The actual signage is similar to signs on commercial premises in the area.

(i) The Applicant will not have a free-standing sign which would otherwise be allowed under the Code.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

(a) The requested variance will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

(b) There is no other feasible method available to Applicant which can produce the benefits sought.

(c) The variance requested is not substantial and should be granted.

(d) The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

(e) The difficulty the Applicant faces in conforming to the bulk regulations is self-created since the sign is not now existing and the Applicant proposes to construct the sign. Nevertheless it should be granted for the reasons stated above.

(f) The benefit to the Applicant, if the requested variance is granted, outweigh the detriment to the health, safety and welfare of the neighborhood or community.

(g) The requested variance is appropriate and is the minimum variance necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

(h) The interests of justice will be served by allowing the granting of the requested sign variance.

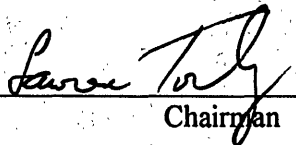
NOW, THEREFORE BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 3.5 ft. X 33 ft. sign area variance for a facade sign at 323 Windsor Highway for proposed "Sugar Peas" in a C zone, as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: August 12, 1996.



Chairman

Prelim.
Jan. 8th, 1996.
#95-65

OFFICE OF THE BUILDING INSPECTOR - TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: DECEMBER 8, 1995

APPLICANT: SUNG HWAN KIM

~~33-40 57TH STREET~~
~~WOODSIDE, N.Y. 11372~~

(owner)

385 Elliott Place
Paramus, NJ
07652 (H).

Sign maker.

McHahn -
778-429-1101

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED: DECEMBER 6, 1995

FOR (BUILDING PERMIT): FACADE SIGN

LOCATED AT: 323 WINDSOR HIGHWAY

ZONE: C

DESCRIPTION OF EXISTING SITE:

SECTION 45 BLOCK 1 LOT 40.23
FUTURE SUGAR PEAS KOREAN GROCERY

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. FACADE SIGN EXCEEDS MAXIMUM ALLOWABLE 2 1/2 FT. X 10 FT.

Paul Schmidt
BUILDING INSPECTOR

REQUIREMENTS	PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE: C	USE 48-18 H(1)(b)[1]	
MIN. LOT AREA	2.5' X 10 FT	6' FT X 43 FT
FACADE SIGN SIZE	4 FT. X 43 FT.	2.5 FT. X 10 FT.

REVISED 1-22-96 (MB)

3.5 FT X 33 FT

1.5 FT. X 33 FT.

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT
914-563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD

CC: Z.B.A., APPLICANT, B.P. FILES.

IMPORTANT
REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

OTHER INSPECTIONS WILL BE MADE IN MOST CASES, BUT THOSE LISTED BELOW MUST BE MADE OR CERTIFICATE OF OCCUPANCY MAY BE WITHHELD. DO NOT MISTAKE AN UNSCHEDULED INSPECTION FOR ONE OF THOSE LISTED BELOW. UNLESS AN INSPECTION REPORT IS LEFT ON THE JOB INDICATING APPROVAL OF ONE OF THESE INSPECTIONS, IT HAS NOT BEEN APPROVED, AND IT IS IMPROPER TO CONTINUE BEYOND THAT POINT IN THE WORK. ANY DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

1. WHEN EXCAVATING IS COMPLETE AND FOOTING FORMS ARE IN PLACE (BEFORE POURING).
2. FOUNDATION INSPECTION. CHECK HERE FOR WATERPROOFING AND FOOTINGS DRAINS.
3. INSPECT GRAVEL BASE UNDER CONCRETE FLOORS, AND UNDERSLAB PLUMBING.
4. WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-IN.
5. INSULATION.
6. PLUMBING FINAL & FINAL HAVE ON HAND ELECTRICAL INSPECTION DATA AND FINAL CERTIFIED PLOT PLAN. BUILDING IS TO BE COMPLETED AT THIS TIME. WELL WATER TEST REQUIRED AND ENGINEERS CERTIFICATION LETTER FOR SEPTIC SYSTEM REQUIRED.
7. DRIVEWAY INSPECTION MUST MEET APPROVAL OF TOWN HIGHWAY INSPECTOR. A DRIVEWAY BOND MAY BE REQUIRED.
8. \$20.00 CHARGE FOR ANY SITE THAT CALLS FOR THE INSPECTION TWICE.
9. PERMIT NUMBER MUST BE CALLED IN WITH EACH INSPECTION.
10. THERE WILL BE NO INSPECTIONS UNLESS YELLOW PERMIT CARD IS POSTED.
11. SEWER PERMITS MUST BE OBTAINED ALONG WITH BUILDING PERMITS FOR NEW HOUSES.
12. SEPTIC PERMIT MUST BE SUBMITTED WITH ENGINEER'S DRAWING & PERC TEST.
13. ROAD OPENING PERMITS MUST OBTAINED FROM TOWN CLERKS OFFICE.
14. ALL BUILDING PERMITS WILL NEED A CERTIFICATION OF OCCUPANCY OR A CERTIFICATE OF COMPLIANCE AND THERE IS A FEE FOR THIS

Name of Owner of Premises..... SUNG HWAN KIM

Address..... 323 Windsor Highway New Windsor Phone..... (914) 562-3054

Name of Architect.....

Address..... Phone.....

Name of Contractor..... space sign MY HAHN CHANG KUN

Address..... 33-40 57st Woodside Phone..... (718) 429-1101

State whether applicant is owner, lessee, agent, architect, engineer or builder.....

If applicant is a corporation, signature of duly authorized officer.

Suzel Peas

(Name and title of corporate officer)

1. On what street is property located? On the..... side of.....
(N.S.E. or W.)
and.....feet from the intersection of.....
2. Zone or use district in which premises are situatedIs property a flood zone? Yes.....No.....
3. Tax Map description of property: Section..... Block..... Lot.....
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
a. Existing use and occupancy..... b. Intended use and occupancy.....
5. Nature of work (check which applicable): New Building..... Addition..... Alteration..... Repair.....
Removal..... Demolition..... Other.....
6. Size of lot: Front Rear..... Depth 10' 6" Front Yard 60' Rear Yard 25' Side Yard 20'
Is this a corner lot?
7. Dimensions of entire new construction: Front..... Rear..... Depth..... Height Number of stories.....
8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....
Number of bedrooms..... Baths..... Toilets.....
Heating Plant: Gas..... Oil..... Electric/Hot Air..... Hot Water.....
If Garage, number of cars.....
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use
10. Estimated cost..... Fee.....
(to be paid on this application)
11. School District

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

RECEIVED DEC 0 6 1965

RECEIVED DEC 0 6 1995

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined 19.....
Approved 19.....
Disapproved a/c
Permit No.

Office Of Building Inspector
Michael L. Babcock
Town Hall, 555 Union Avenue
New Windsor, New York 12550
Telephone 565-8807

Refer —

Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date..... 19.....

INSTRUCTIONS

- a. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- b. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- c. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- d. The work covered by this application may not be commenced before the issuance of a Building Permit.
- e. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

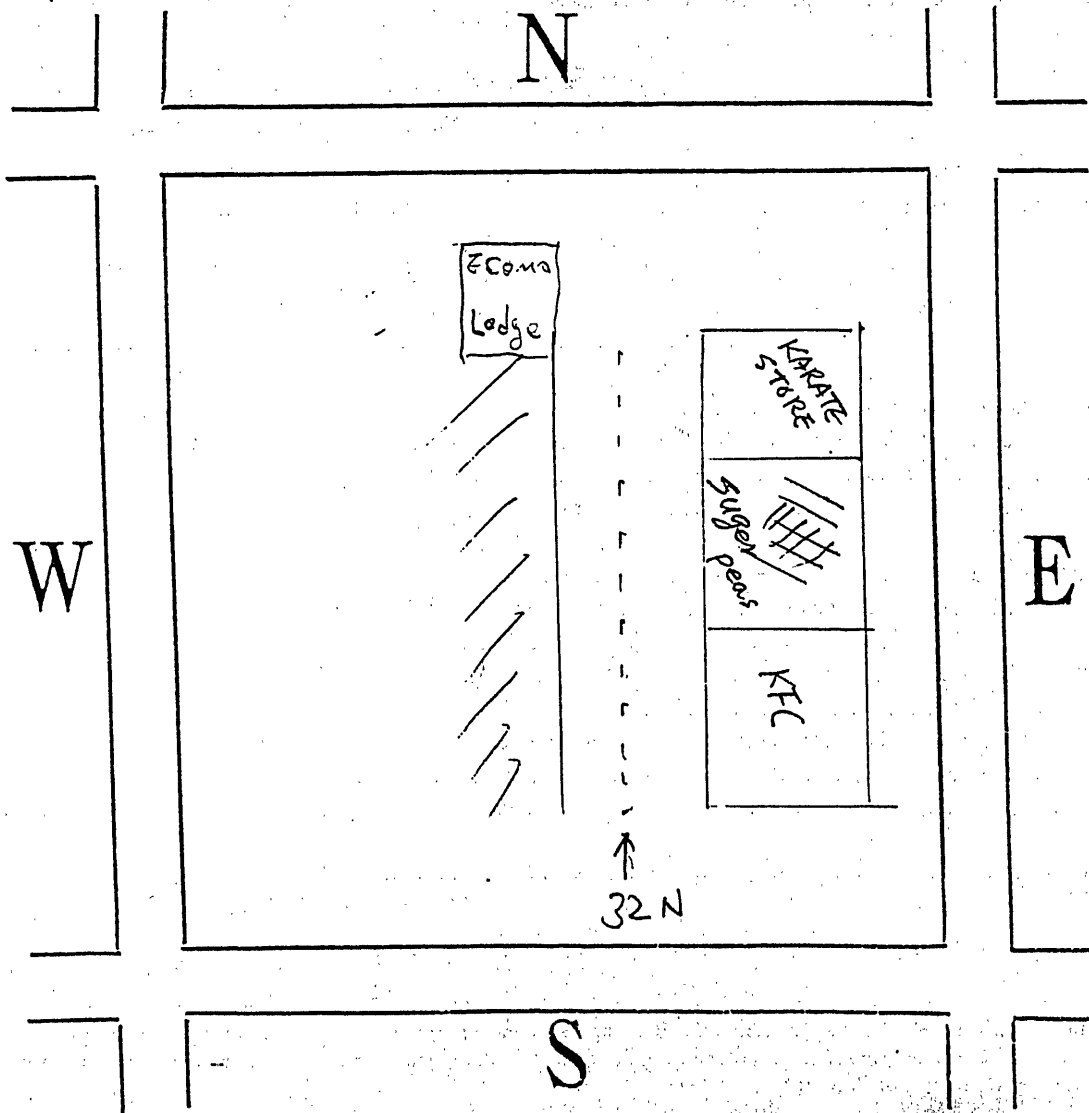
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

.....
(Signature of Applicant)

.....
(Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all setbacks dimensions.
Applicant must indicate the building line or lines clearly and distinctly on the drawings.



ACORD**CERTIFICATE OF INSURANCE**

ISSUE DATE (MM/DD/YY)

10/31/95

PRODUCER

Dinegar-Schneider Agency, Inc.
199-20 32nd Avenue
Bayside, NY 11358

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND
CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE
DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE
POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY LETTER **A** Providence Washington

COMPANY LETTER **B**

COMPANY LETTER **C**

COMPANY LETTER **D**

COMPANY LETTER **E**

INSURED

Space Sign Co., Inc.
33-40 57th Street
Woodside, NY 11377
Additional Insured
Dept. of Buildings - City of New York

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY	to be assigned	10/18/95	10/18/96	GENERAL AGGREGATE \$2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS-COMP/OP AGG. \$2,000,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR.				PERSONAL & ADV. INJURY \$1,000,000
	<input checked="" type="checkbox"/> OWNER'S & CONTRACTOR'S PROT.				EACH OCCURRENCE \$1,000,000
					FIRE DAMAGE (Any one fire) \$ 50,000
					MED. EXPENSE (Any one person) \$ 5,000
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT \$
	ANY AUTO				BODILY INJURY (Per person) \$
	ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	SCHEDULED AUTOS				PROPERTY DAMAGE \$
	HIRED AUTOS				
	NON-OWNED AUTOS				
	GARAGE LIABILITY				
	EXCESS LIABILITY				EACH OCCURRENCE \$
	UMBRELLA FORM				AGGREGATE \$
	OTHER THAN UMBRELLA FORM				
	WORKER'S COMPENSATION				STATUTORY LIMITS
	AND				EACH ACCIDENT \$
	EMPLOYERS' LIABILITY				DISEASE-POLICY LIMIT \$
					DISEASE-EACH EMPLOYEE \$
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

All locations in the City of New York and/or the borough of Manhattan

CERTIFICATE HOLDER

Department of Buildings - Manhattan
60 Hudson Street 5th Floor
New York, NY 10013

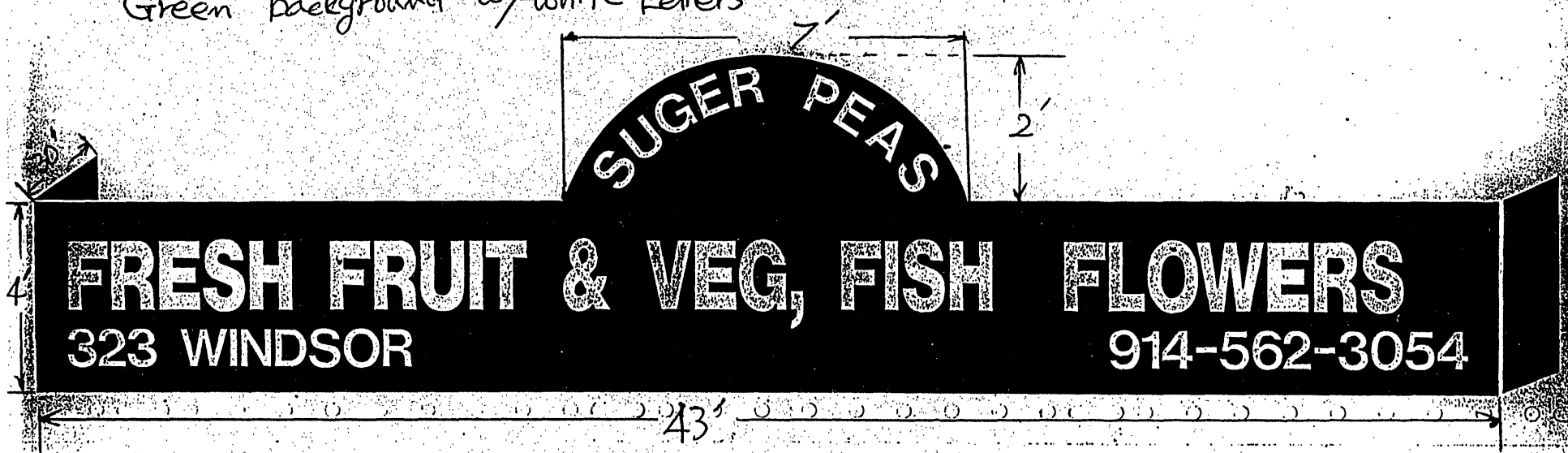
CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 20 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE



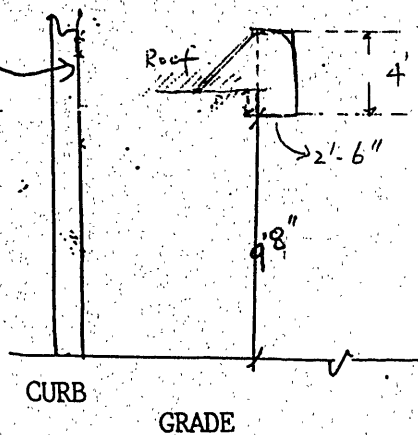
Store Front of Awning sign
Green background w/white letters



GALVANIZED CORROSION RESISTANT
2" X 2" X 1/6" ANGLE IRONS

1/4" X 6" EXP. BOLTS A-307

WALL LINE



LOCATION:

BLOCK :
LOT :
MAP :
ZONE :
S.F. :
FRONTAGE :
W.S. :

AWNING

1. COMPLIES WITH 27-310, REMOVABLE PROJECTIONS, AWNING IS CONSTRUCTED SO THAT IT MAY BE REMOVED WITHOUT ENDANGERING STRUCTURAL OR FIRE SAFETY.
2. COMPLIES WITH 27-313 (b) (1) STORE FRONT AWNING MAY PROJECT.
3. COMPLIES WITH 27-313 (B) (3) (4) AWNING MATERIAL FLAMEPROOFED CANVAS OR EQUIVALENT MATERIAL.
4. WILL NOT OBSTRUCT FREE INGRESS TO OR EGRESS FROM A REQUIRED DOOR, WINDOW, STAIRS OR OTHER REQUIRED EXITS.

PLOT PLAN

Date 1/30/96, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Frances Roth 147 Sycamore Dr DR.
New Windsor NY 12553

DATE			CLAIMED	ALLOWED
1/22/96		Zoning Board Meeting	75 00	
		Misc - 4		
		Kim - 6 = 27.00		
		Petro metals - 10		
		Insul-Sash - 5		
		Mans - 6		
		Langanke - 3		
		Mylonas - 3		
		Digeratu - 13		
		Price Chapper - 2		
		<u>52</u>	<u>234 00</u>	
			309 00	

January 22, 1996

2

PRELIMINARY MEETING:

KIM, SUNG HWAN

MR. NUGENT: Request for 1.5 ft. x 33 ft. sign area variance for facade sign at 323 Windsor Highway (Sugar Peas) in a C zone.

Mr. Sung Hwan Kim and Mr. B. J. Sah appeared before the board for this proposal.

MR. NUGENT: Tell the board what you want to do and if they have any questions, they'll ask you.

MR. SAH: My name is B as in boy, J Sah, S-A-H. You want to ask me to explain?

MR. NUGENT: Yes, explain what you're doing and why you want to do it.

MR. SAH: I'm just interpreting, when you ask a question, I'll tell him what the question and he answer and I translate into English for you. First the reason why for such a bigger size than you're allowed in size, is that the first the building has the two windows, glass windows, as you see a picture so protect those windows and in order to protect that, the awning is starting from the edge of the left-hand side of the glass window, reach the right-hand side glass window, that is first thing. And second thing is the building is located in a little down area so the top of the roof can be seen from the road. It's not quite good looking so in order to have the high and wide and beautiful lettering awning, looks more beauty, to all of the citizens or shoppers. And the third one is as you know, bigger sign is good for the shopper to recognize and so such are three reasons that he can explain why he wants that.

MR. NUGENT: Do we have a picture?

MS. BARNHART: Ask Mr. Kim what does Sugar Peas mean, what kind of store?

MR. SAH: Okay, Sugar Peas is name of the restaurant

that looks like a green bean but it's a little smaller, and it's a little taste of sugar.

MS. BARNHART: Produce?

MR. SAH: Produce. Maybe give samples when he opens the store.

MR. NUGENT: This is what it's going to look like?

MR. SAH: Yes, that is right, sir, that is the front. There's the bottom of, here is the glass windows that is glass window and as you know, the main entrance gates is no awning so when shopper in and out, when it rainy days, everything gets wet. So in order to make the roof that function, multi function is that.

MR. LANGANKE: How many stores used to be in there? Has that always been just one store?

MR. NUGENT: Originally, it was a bread company, that is who built it.

MR. SAY: One building, so it is only one store.

MR. TORLEY: How big a sign by the code?

MR. BABCOCK: 2.5 by ten foot, 2 1/2 foot high, 10 foot long, Mr. Chairman, just to go over the numbers, if you look at this diagram that they have, Ernie wrote it up as a 4 foot high sign, when the main portion of the sign is 4 foot but the center section is up two foot more, so I think the variance that they should seek is for a 6 foot sign by 43 feet, we don't go by square footage. We go by height and width.

MS. BARNHART: 6 by 44?

MR. BABCOCK: Yeah, the tallest part of the sign is 6 foot high.

MR. NUGENT: Although the whole sign is not that big?

MR. BABCOCK: That is correct.

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MR. TORLEY: This is actually going to be a closed awning because the drawing makes it look sort of like it's just a standard, but it actually will be closed so rain runs off the outside?

MR. SAH: Oh, yes, closed, yes.

MR. LANGANKE: Mike, there's no regulation prohibiting the installation of an awning, is there?

MR. BABCOCK: No, unless it's a sign.

MR. LANGANKE: If he were to put this up without any signage on it, he wouldn't have to appear before the board, would he?

MR. BABCOCK: That is correct.

MR. LANGANKE: One reason he's putting up the awning is to improve the appearance of the building?

MR. SAH: Yes.

MR. LANGANKE: Because the building is a little bit lower than the road, so he is trying to use this awning. Can I ask you how much of an investment this awning is requiring?

MR. SAH: Money-wise?

MR. LANGANKE: Yes.

MR. SAH: Approximately, \$5,000.

MR. LANGANKE: So he is spending \$5,000 to improve the appearance of a building plus while he's installing the awning, he would like to get some return on his money by having a sign on it.

MR. SAH: Right.

MR. LANGANKE: Okay.

MR. SAH: And before just for your reference, I am sorry to compare with another town but in New York City

such a big size makes the city, the town looks more bright, looks very beautiful colorful, so maybe as Pat said the appearance improvement, that type of thing.

MR. REIS: What's the material?

MR. SAH: Material is vinyl, special fabric vinyl, it lasts many years and just a covering on that inside of the lights is going in so lights make all the letter and the color is very bright color and looks very good, looks like a twinkling effect, like the lights in the city.

MR. LANGANKE: Come again on the lighting?

MR. NUGENT: Indirect lighting.

MR. SAH: Indirect lighting, so inside all the lights inside and turn on the outside of the fabric on the letter and color.

MR. LANGANKE: But the lights won't be blinking?

MR. SAH: No, no blinking, I'm sorry.

MR. NUGENT: No freestanding sign on the road?

MR. SAH: No.

MR. NUGENT: Just the only sign you're having is this one?

MR. SAH: Yes. This is the main awning and sign but just when they are on the roadside just like Kentucky Fried Chicken on the other side, it's a small one but it's signs for the drivers to recognize the spots where it's going to be.

MR. LANGANKE: Entrance and exit?

MR. NUGENT: Parking signs.

MR. SAH: That is right.

MR. REISS: There's one sign in the front and there's

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no sign on either side of the building just on the front?

MR. SAH: Just the front, yes, the other side is inside so no.

MR. NUGENT: Won't even see it on that building.

MR. LANGANKE: Are there any comparable signs in the immediate neighborhood?

MR. SAH: Pardon me?

MR. LANGANKE: Are there other signs like this one, awning with signage on them right in the area there?

MR. SAH: No.

MR. NUGENT: Any further questions?

MR. LANGANKE: I don't have anymore questions.

MR. TORLEY: No.

MR. NUGENT: I'll accept a motion.

MR. TORLEY: I move we set up Mr. Sung Hwan Kim for a public hearing on this application.

MR. TORLEY: I second it.

ROLL CALL

MR. REIS	AYE
MR. TORLEY	AYE
MR. LANGANKE	AYE
MR. NUGENT	AYE.

MR. KRIEGER: Do you have the application amended?

MR. NUGENT: Yes, we do.

MR. TORLEY: Sir, everything we do has to be by public hearing. Now we're setting you up for a public hearing now you have to make--

January 22, 1996

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MS. BARNHART: Mrs. Kim, she's already filed the paperwork, so I just have to tell her what the date is going to be.

MR. SAH: So we don't know approximately when?

MS. BARNHART: Well, we're going to talk about that tonight and I think Mrs. Kim is going to call me tomorrow so I'll tell her.

MR. SAH: Thank you very much.

MR. KRIEGER: When you come back, these are the criteria that the state law requires that the zoning board consider. If you would address yourself to those at that time that would be helpful. Also, do you have access to either or both of the deed or title policy?

MS. BARNHART: She's already brought that information here, we have a copy of the lease, she's going to bring in a copy of the lease at the public hearing Andy.

MR. KRIEGER: Okay.

MS. BARNHART: That is it. Thank you.

MR. SAH: Thank you.

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK

-----X
In the Matter of Application for Variance of

Wm. Horowitz / Sung Hwan Kim,

Applicant.

AFFIDAVIT OF
SERVICE
BY MAIL

95-65.

-----X
STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

PATRICIA A. BARNHART, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 7 Franklin Avenue, New Windsor, N. Y. 12553.

On January 23, 1996, I compared the 41 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for variance and I find that the addressees are identical to the list received. I then mailed the envelopes in a U. S. Depository within the Town of New Windsor.

Patricia A. Barnhart
Patricia A. Barnhart

Sworn to before me this
23rd day of January, 1996.

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1997

(TA DOCDISK#7-030586.AOS)



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

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January 17, 1996

Sugar Peas Market
323 Windsor Highway
New Windsor, NY 12553

Re: Tax Map Parcel # 45-1-40.23

Dear Sirs:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$65.00, minus your deposit of \$25.00. Please remit the balance of \$40.00 to the Town Clerk's office.

Sincerely,

Leslie Cook */cmo*

LESLIE COOK
Sole Assessor

/cmo
Attachment

cc: Patricia A. Barnhart ZBA

Masloski, Joseph & Genevieve
24 Lannis Ave
New Windsor, NY 12553

Trizinsky, Edward J. & Loretta
309 Windsor Highway
New Windsor, NY 12553

Jones, Samuel L., Ruby & Leon K.
28 Continental Drive
New Windsor, NY 12553

Guillotin, Jean & Marie Louise
30 Continental Drive
New Windsor, NY 12553

Harris, Joseph M. & Lillian D.
32 Continental Drive
New Windsor, NY 12553

Cimorelli, Michael J. & Roberta J.
34 Continental Drive
New Windsor, NY 12553

Heine Jr., George A. & Laurel A.
36 Continental Drive
New Windsor, NY 12553

McKay, Robert A. & Amelia D.
38 Continental Drive
New Windsor, NY 12553

Garcia, Javier R. & Norma C.
40 Continental Drive
New Windsor, NY 12553

Hoffman, John A. & Melanie L.
42 Continental Drive
New Windsor, NY 12553

Muise, Raymond J. & Pauline L.
44 Continental Drive
New Windsor, NY 12553

Kroun, Renee
46 Continental Drive
New Windsor, NY 12553

Chien-Min, Lu & Yao-Ming
48 Continental Drive
New Windsor, NY 12553

Kaduk, Eleanor K.
PO Box 1206
Newburgh, NY 12550

Harris, Benjamin &
Wennet, Etta
PO Box 780
Cornwall, NY 12518

Rottmeier Dev. Co. Inc.
c/o Newburgh Pork Store
327-B Windsor Highway
New Windsor, NY 12553

Headlee, Jan A.
5 Rock Cut Road
Newburgh, NY 12550

Catanzaro, Charles
26 Susan Drive
Newburgh, NY 12550

Schatz, Aloysius
1470 Route 94
New Windsor, NY 12553

Milne, Alexander M. & Patricia M.
27 Continental Drive
New Windsor, NY 12553

Marvel, Walter III & Joan H.
25 Continental Drive
New Windsor, NY 12553

Hunter, Charles W. Jr. & Kathy L.
15 Musket Place
New Windsor, NY 12553

Valentino, Peter A. & Dolores A.
13 Musket Place
New Windsor, NY 12553

Nadler, Ernest & Carolyn
11 Musket Place
New Windsor, NY 12553

Kehl, Joseph F. Jr. & Joan M.
9 Musket Place
New Windsor, NY 12553

Marvel, Rose & Estelle Ryan
7 Musket Place
New Windsor, NY 12553

Kennelly, Thomas P. & Diane M.
37 Continental Drive
New Windsor, NY 12553

Schwoch, Michael & Kathi
35 Continental Drive
New Windsor, NY 12553

Rickle, Vincent D. & Tracy N.
33 Continental Drive
New Windsor, NY 12553

Spokony, Jeffrey M. & Christobalina
31 Continental Drive
New Windsor, NY 12553

Smith, Edward & Lenore
29 Continental Drive
New Windsor, NY 12553

DiLorenzo, Carl J. Mary A.
8 Musket Place
New Windsor, NY 12553

Blabac, George & Margarite
21 Continental Drive
New Windsor, NY 12553

Brodeski, Cazmer S. & Dorothy A.
10 Musket Place
New Windsor, NY 12553

Guerriero, Aniello & Maria
306 Windsor Highway
New Windsor, NY 12553

D & D Brothers Partnership
310 Windsor Highway
New Windsor, NY 12553

Roadway Exp. Inc.
1077 Gorge Blvd.
Akron, Ohio 44309

Brauvin High Yield Fund LP
150 South Wacker Drive
Suite 3200
Chicago, IL 60606

Deyo, Jesse Donald & Margaret
340 Windsor Highway
New Windsor, NY 12553

Route 32 Associates
c/o Daniel Rubin Co.
147-39 175th Street
Jamaica, NY 11434

Washington Green
Board of Directors
c/o Emerald Management
PO Box 268
2299 Route 9 North
Fishkill, NY 12524

*Pls. publish immediately. Send bill to: Sung Hwan Kim
385 Elliott Place
Paramus, NY
07652.*

PUBLIC NOTICE OF HEARING BEFORE

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 65.

Request of Wm. Horowitz and Sung Hwan Kim

for a VARIANCE of the Zoning Local Law to permit:

Sign on building facade w/ more than the
allowed signage area;

being a VARIANCE of Section 48-18. H (1) (b) [.] of the
Supp. Sign Regulations

for property situated as follows:

323 Windsor Highway, New Windsor, N.Y.

known as tax lot Section 45 Block 1 Lot 40.23.

SAID HEARING will take place on the 5th day of February,
1996, at New Windsor Town Hall, 555 Union Avenue, New Windsor,
New York, beginning at 7:30 o'clock P. M.

James Nugent
Chairman

By: Patricia A. Barnhart, Secy.

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

95-65.

Date: 1/4/96

I. ✓ Applicant Information:

- (a) William Hornowitz, 3800 South Ocean Dr. Suite 1720, Hollywood, Florida (201) 801-0300
(Name, address and phone of Applicant) (Owner) (914)
- (b) Sung Hwan Kim, 323 Windsor Highway, New Windsor 5623054
(Name, address and phone of purchaser or lessee) (201)
- (c) ✓ David B. Bole, West 115 Century Road, Paramus N.J. 265-8989
(Name, address and phone of attorney) (914)
- (d) Mark A. Scott, 184 Gidney Ave, Newburgh, N.Y. 565-5942
(Name, address and phone of contractor/engineer/architect)

II. Application type:

☐ Use Variance

☒ Sign Variance

☐ Area Variance

☐ Interpretation

III. ✓ Property Information:

- (a) C 323 Windsor Highway 45-1-4223 85x85
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? C
- (c) Is a pending sale or lease subject to ZBA approval of this application? No.
- (d) When was property purchased by present owner? 40 yrs.
- (e) Has property been subdivided previously? No.
- (f) Has property been subject of variance previously? No.
If so, when? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? No.
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: No.

IV. Use Variance. N/A.

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____

N/A

(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

N/A

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes _____ No X.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

V. Area variance: N/A.

(a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yd. _____	_____	_____
Reqd. Side Yd. _____	_____	_____
Reqd. Rear Yd. _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Dev. Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____
Parking Area _____	_____	_____

* Residential Districts only

** No-residential districts only

(b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

N/A

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

(You may attach additional paperwork if more space is needed)

✓ VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section 48-18, Table of Supp. Sign Regs., Col.

	<u>H (1) (b) E.17</u>	<u>Proposed or</u>	<u>Variance</u>
	<u>Requirements</u>	<u>Available</u>	<u>Request</u>
Sign 1	<u>4 X 43 FT</u>	<u>25 X 10 FT.</u>	<u>1.5 X 33 FT.</u>
Sign 2	<u> </u>	<u> </u>	<u> </u>
Sign 3	<u> </u>	<u> </u>	<u> </u>
Sign 4	<u> </u>	<u> </u>	<u> </u>

✓ (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

The Sign (Size: mentioned Above) will have Store Name, Address, Tel.

The reasons for variance:

- 1) Protect the windows (Total distance between 2 windows: 43 FT)
- 2) For beautiful view, the sign will cover the non-beautiful top of Building.
- 3) The bigger sign will generate the more-effective advertisement.

Related Drawing Enclosed.

✓ (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

① 4 X 43 FT X 2.5 FT = 430 CUbic FT

② 4 X 43 FT = 172 SQ FT

VII. Interpretation. N/A.

(a) Interpretation requested of New Windsor Zoning Local Law, Section , Table of Regs., Col. .

(b) Describe in detail the proposal before the Board:

✓ VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or

(b) Variance: Granted (___) Denied (___)

(c) Restrictions or conditions: _____

NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC
HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF
APPEALS AT A LATER DATE.

(ZBA DISK#7-080991.AP)

PROXY AFFIDAVIT

SUBMISSION OF APPLICATION FOR VARIANCE # 95-65

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

William Horowitz, deposes and says:
I am the OWNER of a certain parcel of land within the TOWN OF NEW WINDSOR designated as tax map SECTION 445 BLOCK 1 LOT 40.23. I HEREBY AUTHORIZE Sugar Peas Market of 323 Windsor Highway (company name) to make an application before the ZONING BOARD OF APPEALS as described in the within application.

Dated: 12/15/1995.

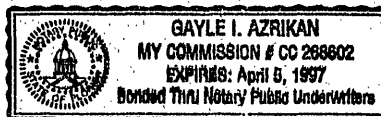
State of Florida
County of Broward

Sworn to before me this

28th day of December, 1995.

Gayle I. Azrikan
Notary Public

William Horowitz Corporation
William Horowitz
(Signature of Owner) Pres.



(ZBA DISK#1-060895.PXY)



뉴욕한인청과상조회

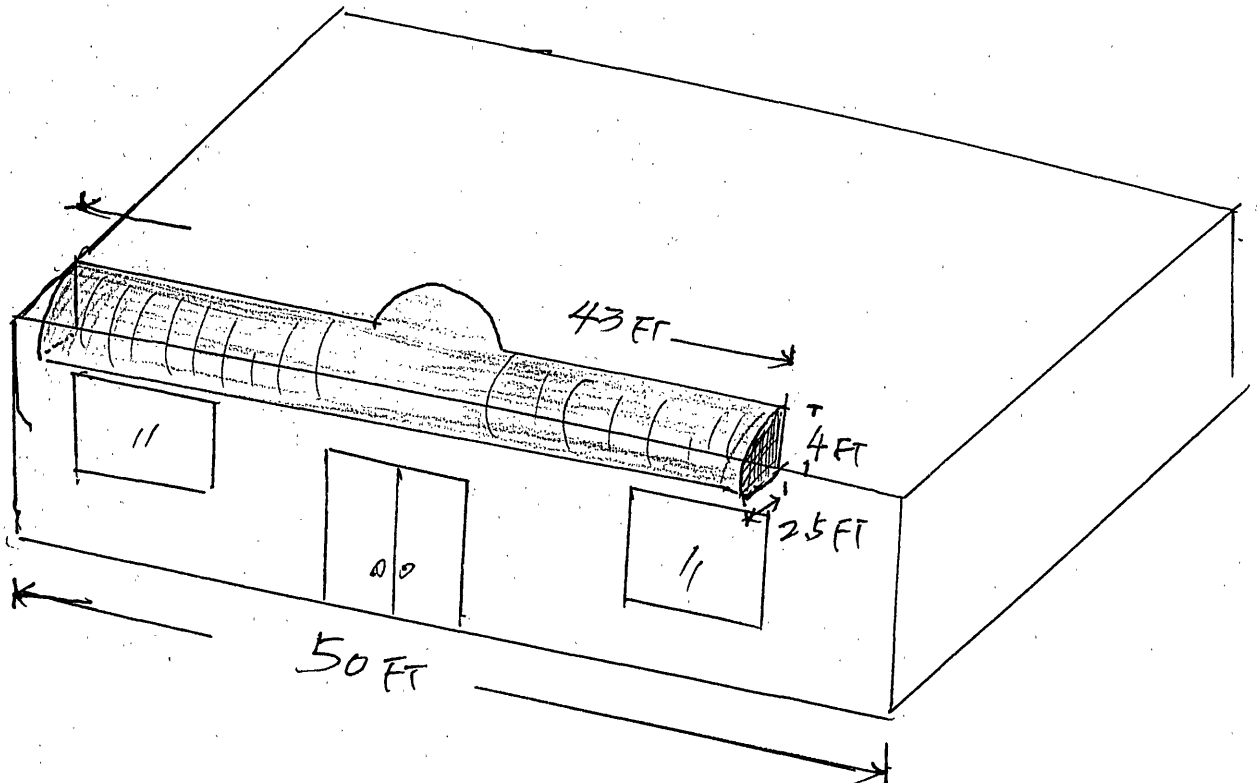
Korean Produce Association, Inc.

New York City Terminal Market, Rm 26/27

Bronx, New York 10474

Tel: (718) 842-2424 Fax: (718) 842-2423

SUGAR PEAS MARKET



ZBA meets on the 2nd and 4th Monday of each month unless a holiday falls on that date. July and August: One meeting per month only.

PROCEDURE FOR PUBLIC HEARING

Preparations for a public hearing are relatively simple IF YOU READ AND FOLLOW THIS PROCEDURE:

Call Assessor's Office at 563-4633 and request a variance list containing names and addresses of property owners within 500 ft. of the parcel in question. There is a fee for this list and it is based on the number of names/addresses.

When you receive your list from the Assessor's Office, address an envelope for each of the names on the list, add your return address and a first class stamp thereon and hold these in your file. When you have completed all of your applications, public notice of hearing (leave date blank), call Pat at 563-4630 for an appointment to bring in your completed applications, public notice of hearing and envelopes. Also furnish Pat with a copy of your deed, title report, photographs of property together with fees payable to the Town of New Windsor. A HEARING DATE WILL NOT BE SCHEDULED UNLESS ALL OF THE PAPERWORK IS COMPLETED AND RETURNED TO THE SECRETARY.

The public notice of hearing also has to be published one time in The Sentinel, a weekly newspaper, ten days prior to the public hearing. Secretary will make arrangements for the publication of the notice. Applicant is responsible for payment of publication.

Once the public notice of hearing has been reviewed by the Secretary, she will insert the hearing date and ask you to duplicate the notice, insert same in your prepared envelopes and then return the envelopes to Pat for mailing. She will then verify through affidavit of mailing that each person on the Assessor's list was notified.

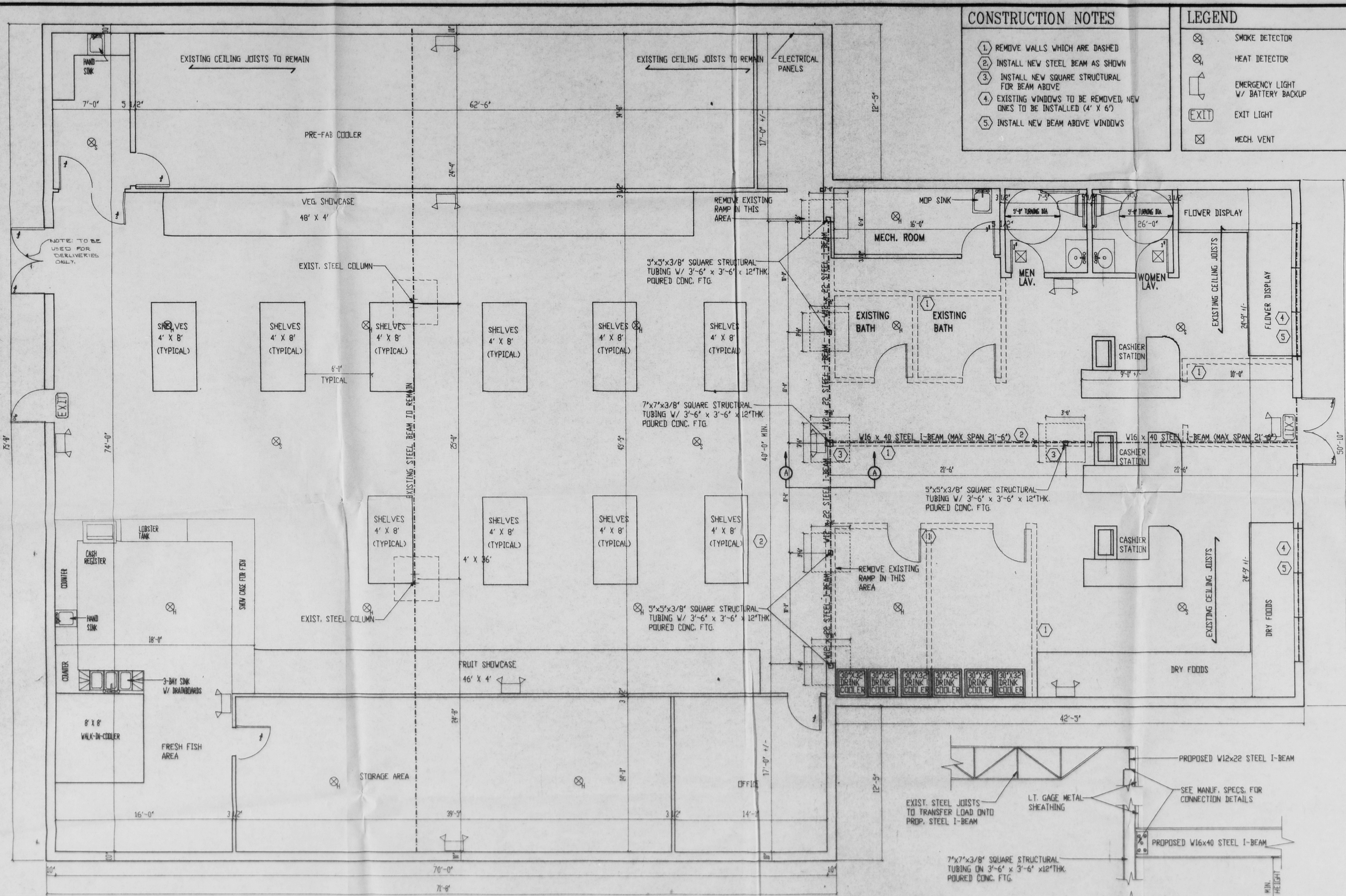
Two separate checks, one in the sum of \$50.00 (residential) or \$150.00 (commercial) application fee, and a second check in the sum of \$300.00 (residential) or \$500.00 (commercial), the second fee to be held in escrow by Town, both payable to the TOWN OF NEW WINDSOR, are due and must be paid upon return of the completed paperwork. This escrow fee includes stenographic services and consultation charged in the handling of your file. The fee for an interpretation is \$150.00.

Applicant's check list:

1. Applications (3 copies);
2. Public notice of hearing;
3. Envelopes with names/addresses of adjacent property owners, stamped and ready for notice to be inserted;
4. Fees;
5. Copy of deed, title report, photographs of site.

IMPORTANT NOTE: If your application is approved by the ZBA, you have one (1) year from the date of approval within which to pursue your building plans. A variance becomes null and void after this period. If you are not planning to build within this time period you must apply to the ZBA before this date expires to seek an extension of this variance.

PATRICIA A. BARNHART, Secretary
ZONING BOARD OF APPEALS
Town Hall-555 Union Avenue
New Windsor, NY 12553
(914)563-4630



CONSTRUCTION NOTES

1. REMOVE WALLS WHICH ARE DASHED
2. INSTALL NEW STEEL BEAM AS SHOWN
3. INSTALL NEW SQUARE STRUCTURAL FOR BEAM ABOVE
4. EXISTING WINDOWS TO BE REMOVED, NEW ONES TO BE INSTALLED (4' X 6')
5. INSTALL NEW BEAM ABOVE WINDOWS

LEGEND

- SMOKE DETECTOR
- HEAT DETECTOR
- EMERGENCY LIGHT W/ BATTERY BACKUP
- EXIT LIGHT
- MECH. VENT

NOTE: THIS PLAN IS COPYRIGHTED. UNAUTHORIZED ALTERATION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW.

DATE	REVISION	BY

DATE	REVISION	BY

CUOMO ENGINEERING

STEWART INTERNATIONAL AIRPORT, NEW WINDSOR, N.Y. 12553 (914) 567-0063

PROPOSED FLOOR PLAN

LAYOUT

GROCERY STORE

GREEN PEAS MARKET

PROJECT TITLE

SHEET TITLE

FLOOR PLAN

SCALE: 1/4" = 1'-0"

BEAM TO COLUMN DETAIL "A-A"

SCALE: 1/2" = 1'-0"

